

Arlington Redevelopment Board
June 6, 2016 Minutes
Town Hall Annex, Second Floor Conference Room, Town Hall – 7:00pm

This meeting was recorded by ACMi.

PRESENT: Andrew Bunnell (Chair), Kin Lau, Mike Cayer

ABSENT: Andrew West

STAFF: Jennifer Raitt, Laura Wiener

GUESTS: Karina Milchman, Metropolitan Area Planning Council; Jennifer Goldson, JM Goldson community preservation + planning; Kevin Flynn, Springboard Schools, Inc.; Zeke Brown and John Fenollosa, Brown and Fenollosa Architects

The Chairman opened the meeting at 7:00 pm and stated that the meeting was being recorded by ACMi. The Chairman turned to the first agenda item, Housing Production Plan. Laura Weiner gave a brief summary of the Housing Production Plan. Ms. Wiener stated that the Housing Production Plan was a recommendation of the Master Plan and explained that a Housing Plan Advisory Committee was formed to advance the goal of creating a Housing Production Plan. She further stated that, with the assistance of a Planning Ahead Toward Housing (PATH) grant from the MA Department of Housing and Community Development, consultants were hired to help increase affordable housing in Arlington. After a visual presentation by Karina Milchman from Metropolitan Area Planning Council and Jennifer Goldson from JM Goldson community preservation + planning, Mr. Bunnell opened the discussion to the public.

Three members of the Housing Plan Advisory Committee spoke. Lourie August, Counsel on Aging, of 36 Henderson St. shared that the plan was great and explained how she sees the human side of housing needs on a daily basis through her work at the Senior Center. Pamela Hallett of the Arlington Housing Corporation supported the plan and recommended adoption. Kate Casa also expressed her support for the plan. Mr. Bunnell closed public comments and the discussion.

Mr. Bunnell directed discussion to the board members. Mr. Cayer expressed concern about adopting a plan which includes strategies the Town has previously and unsuccessfully proposed. Mr. Bunnell asked about the public process, workshops and their role in plan development. Mr. Lau supported the facts in the Plan but expressed concern about its implementation. The board requested more time to review the plan before adoption and moved to vote on it at their June 20, 2016 meeting.

Mr. Bunnell introduced the next item on the agenda, Public Hearing EDR Special Permit, 93 Broadway. Before the hearing Mr. Bunnell disclosed a board member was absent and there could not be a vote as they would need a unanimous vote from all four members. Mr. Bunnell opened the EDR hearing and asked for introductions. Kevin Flynn, Owner of Springboard Schools, Zeke Brown and John Fenollosa, architects for the project, spoke about building design, parking and open space. Mr. Lau expressed concern about the lack of parking and asked if they would consider accommodating more parking spaces. Mr. Cayer expressed that he was more concerned with safety and traffic flow rather than parking and asked how this could be addressed. Mr. Bunnell suggested detailed transportation demand management citing clear instructions to staff and parents who would be using the facility. Mr. Bunnell opened public comment.

Chis Loreti of 56 Adams Street expressed support for the project with some parking concerns and suggested more open space. John Anderson of 93 Broadway expressed support for the project and felt there would be sufficient parking. Mr. Bunnell closed public comments and the discussion.

Encouraged by public comment, Mr. Bunnell expressed environmental concerns and discussed the progress to obtain a 21E (environmental assessment) with Mr. Flynn. Ms. Raitt suggested amending her report under special condition #2 to include attending the Traffic Advisory Committee meeting to discuss traffic and street parking decisions. Mr. Bunnell stated that the fourth ARB member can watch the presentation recording and be ready to vote on June 20, 2016. Mr. Cayer moved to continue the Public Hearing to June 20th, 2016, Mr. Lau seconded. All voted in favor of continuing the hearing to June 20th.

Mr. Bunnell moved to the next agenda item, Central School RFP update. Ms. Raitt shared that four proposals were received from three proponents (one submitted to different proposals) and that a panel composed of herself, Mike Cayer, and Adam Chapdelaine, Town Manager reviewed the proposals. She stated that potential tenants have been interviewed. Ms. Raitt informed the Board that a lease agreement may be brought to the June 20th meeting.

Mr. Bunnell moved to the next agenda item, Comprehensive Zoning Bylaw Update. Ms. Raitt shared that the Master Plan Implementation Committee voted to create a Zoning Recodification Working Group. She further stated that an appointment from the ARB would be needed to serve on the Working Group. She further stated that a subset Residential Study Group was created to address residential concerns. Mr. Cayer questioned whether a designee could be assigned in place of a member for flexibility reasons. Mr. Bunnell volunteered for the Zoning Recodification Group. Discussion for the volunteer for the Residential Study Group will be discussed at the June 20, 2016 meeting when all Board members are present.

Mr. Lau motioned to approve the Meeting Minutes from May 16, 2016, Mr. Cayer seconded. All voted in favor.

Mr. Cayer moved to adjourn the meeting, Mr. Lau seconded. All voted in favor.